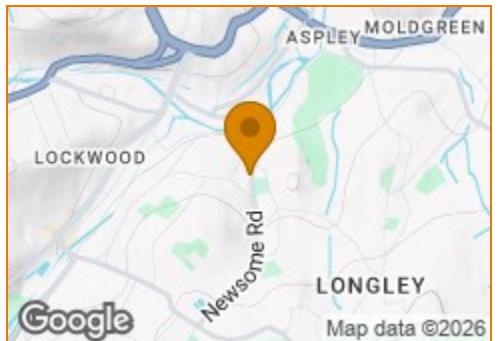


## Terrain Map



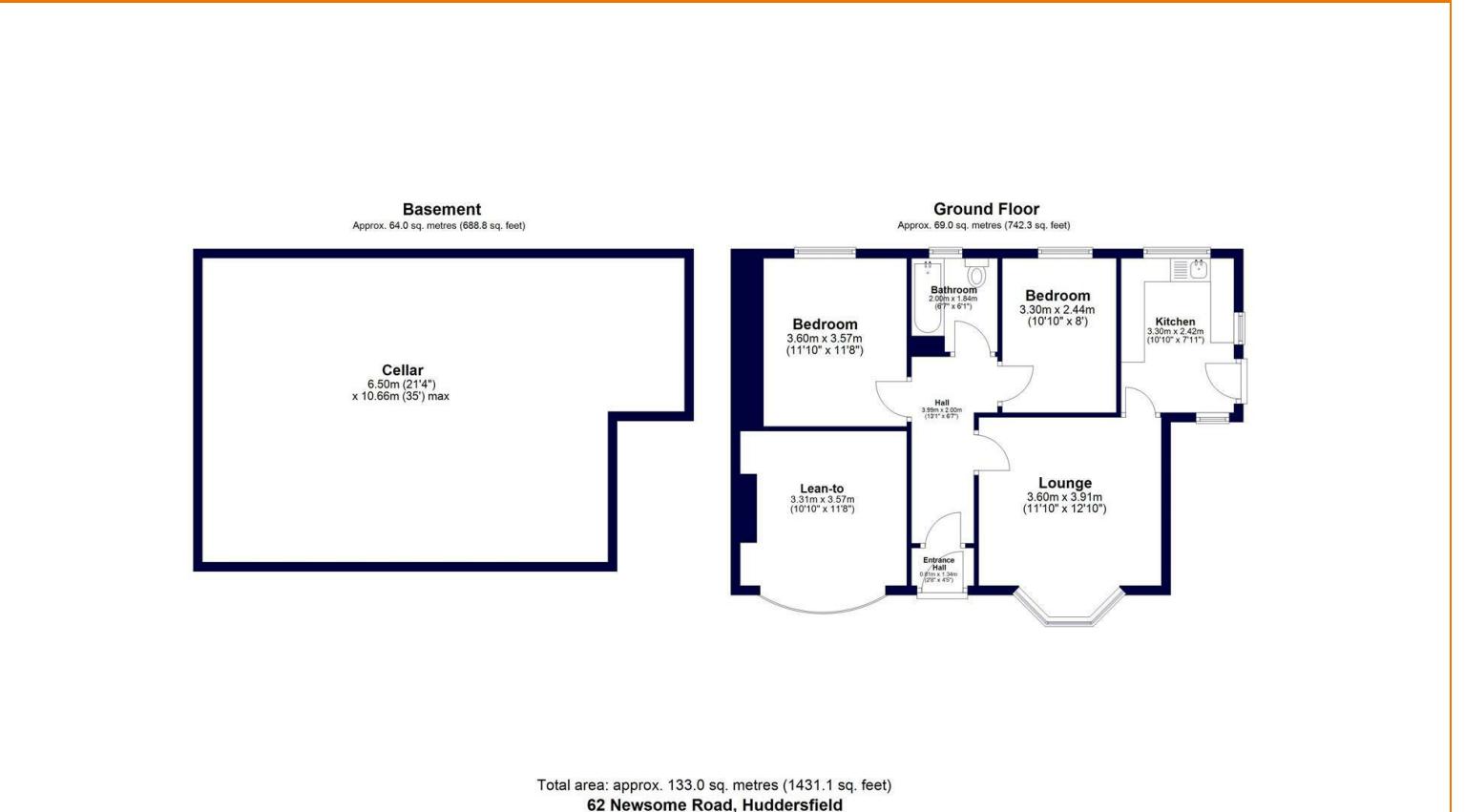
## Hybrid Map



## Terrain Map



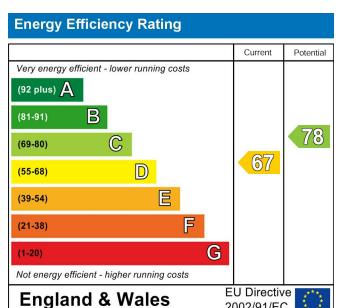
## Floor Plan



## Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Newsome Road

Newsome, Huddersfield, HD4 6NQ

**Auction Guide £125,000**



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# Newsome Road

Newsome, Huddersfield, HD4 6NQ

Auction Guide £125,000



+++ LAST CHANCE TO REGISTER & BID +++ VISIT OUR WEBSITE FOR ALL THE INFORMATION ++++

\*\*\* ONLINE AUCTION - UNDER TRADITIONAL AUCTION CONDITIONS \*\*\* OPEN TO BID FOR 24 HOURS \*\*\* SEE OUR WEBSITE FOR MORE DETAILS \*\*\* OPENING DATE 29TH JANUARY AT 13.00 \*\*\*

This mature 2 bed semi-detached bungalow presents a wonderful opportunity for those seeking a project with enormous potential.

The bungalow is ideally located close to the town centre and the university district, making it perfect for both investors and developers alike. The generous garden plot provides ample outdoor space while the garage at road level adds convenience for parking or additional storage.

This property is being offered through a traditional auction via an online bidding platform, allowing for a straightforward purchasing process. It does require upgrading, which presents an exciting chance for remodelling and redevelopment, subject to planning permissions.

Whether you are looking to create your dream home or invest in a property with potential, this bungalow is a fantastic opportunity not to be missed.

## ACCOMMODATION

RECEPTION HALL  
12'8" x 4'4"

Accessed via a traditional, timber framed single glazed front door. Central heating radiator, cloaks hanging, picture rail and to the rear, a loft hatch allowing access to the roof void which was not inspected as the time of the appraisal.

### DINING ROOM

14'3" max into the bay x 12'9" max into the alcove

With a uPVC double glazed bay window positioned to the front elevation, a central heating radiator, gas fire (positioned to the chimney breast) and access to the kitchen.

### KITCHEN

10'10" x 7'11"

Triple aspect windows of uPVC double glazed construction to the front, side and rear elevations, uPVC double glazed door with privacy glass inset. The kitchen is fitted with a range of wall and base units, working surfaces, stainless steel inset sink and provision for a gas cooker. You will also find plumbing for a washing machine and a central heating radiator.

### LOUNGE

13'3" max into the bay x 11'10" max into the alcove

Positioned to the front elevation is a uPVC double glazed window and the focal point for the room is a gas fire within a tiled surround, central heating radiator.

### BEDROOM 1

11'9" x 11'9" max

Having a uPVC double glazed window positioned to the rear elevation overlooking the rear garden and with a range of fitted bedroom furniture which provide a range of hanging and shelving, central heating radiator

### BEDROOM 2

10'10" x 8'5"

With a central heating radiator and a uPVC double glazed window to the rear elevation.

### BATHROOM

5'8" x 7'3"

Fitted with a low level wc, pedestal hand wash basin, panel bath with mixer tap and hand held shower attachment, part tiled splashbacks and a uPVC double glazed window with privacy glass inset. Cupboard storage.

### OUTSIDE

There is an elevated front buffer garden with steps up from the

roadside. Part integral garage fronting onto Newsome Road. There is a larger, predominantly lawned garden to the rear which offers a good degree of privacy with allotments to the rear and, in keeping, with the remainder of the property, is now ready for attention.

### TENURE

We understand the property is offered on a long leasehold basis with circa 908 years remaining on the lease. Full details available in the legal pack.

### COUNCIL TAX. BAND B

### VIEWING ARRANGEMENTS

STRICTLY BY APPOINTMENT THROUGH THE AUCTIONEERS OFFICE.

### AUCTION INFORMATION

Open to bid on the 29th of January for 24 hours starting at 13.00 (closing bids 13.00 om or before 30th January) through our online bidding system available on our website. A traditional auction under common auction conditions held online.

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. \*Please be aware there may be additional fees payable on top of the final sale price. These include and are

not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.\*

### CONTRACT INFORMATION

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

### GUIDE PRICE

\*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See catalogue for full explanation.

### HOW TO BID

OPEN FOR 24 HOUR BIDDING FROM THE 29TH OF JANUARY VISIT OUR WEBSITE WELL PRIOR TO THE AUCTION DATE TO REGISTER, SEE THE LEGAL PACK AND THEN BID.

### HOLDING FEE

£300 of your holding deposit fee will be used to cover banking costs and does not contribute towards your deposit.

